

003.A

0001

0007.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

834,300 / 834,300

USE VALUE:

834,300 / 834,300

ASSESSED:

834,300 / 834,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	B1
Owner 1: LEADER BANK N.A.		
Owner 2:		
Owner 3:		

Street 1: 180 MASS AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: TULI SUSHIL K -
Owner 2: -
Street 1: 180 MASS AVENUE #1
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 4234 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	834,300			834,300		155441
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17

Total Card	0.000	834,300		834,300	Entered Lot Size
Total Parcel	0.000	834,300		834,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	197.05	/Parcel: 197.05	Land Unit Type:
---------	-----------------	--------------------------------	--------	-----------------	-----------------

Parcel ID 003.A-0001-0007.0					
-----------------------------	--	--	--	--	--

PRIOR ASSESSMENT	Parcel ID	003.A-0001-0007.0
------------------	-----------	-------------------

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	343	FV	834,300	0	.	834,300		Year end	12/23/2021	
2021	343	FV	822,100	0	.	822,100		Year End Roll	12/10/2020	
2020	343	FV	609,800	0	.	609,800	609,800	Year End Roll	12/18/2019	
2019	343	FV	585,200	0	.	585,200	585,200	Year End Roll	1/3/2019	
2018	343	FV	352,900	0	.	352,900	352,900	Year End Roll	12/20/2017	
2017	343	FV	333,400	0	.	333,400	333,400	Year End Roll	1/3/2017	
2016	343	FV	333,400	0	.	333,400	333,400	Year End	1/4/2016	
2015	343	FV	323,600	0	.	323,600	323,600	Year End Roll	12/11/2014	

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
-------------------	--------------	-----------

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TULI SUSHIL K,	136-115		9/2/2015	Intra-Corp	350,000	No	No		
F.D.I.C.CORP	U59-140		11/5/1997		65,000	No	No	Y	

BUILDING PERMITS	ACTIVITY INFORMATION
------------------	----------------------

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/12/2010	105	Inter Fi	70,000					DEMO OFFICES / CRE	3/22/2021	I & E Mailed	MM	Mary M
8/27/2009	788	Sign	2,000						12/7/2017	Measured	DGM	D Mann
2/22/2006	112	Renovate	135,000					renovate second fl	2/3/2009	Meas/Inspect	197	PATRIOT
									10/27/2000	Hearing Chag	189	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
-------	--------------------------------

Total Card / Total Parcel

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

834,300 / 834,300

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 63 - Condo Office				Full Bath:	Rating:			NEW CONDO BLDG 1991, Building Number 1 BASEMENT STORAGE ONLY NO FINISH.															
Sty Ht: 3 - 3 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 2 - Steel				1/2 Bath:	Rating:																		
Prime Wall: 7 - Brick				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 11 - Membrane				Kits:	Rating:			1st Res Grid	Desc:	# Units													
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
				CONDO INFORMATION				Lvl 2															
Grade: C+ - Average (+)				Location:				Lvl 1															
Year Blt: 1988	Eff Yr Blt:			Total Units:				Lower															
Alt LUC:	Alt %:			Floor: B - Basement				Totals	RMs:	BRs:	Baths:	HB											
Jurisdict: G12	Fact: .			% Own: 2.400000095				REMODELING				RES BREAKDOWN											
Const Mod:				Name: 4 - 3004				Exterior:		No Unit	RMS	BRS	FL										
Lump Sum Adj:				DEPRECIATION				Interior:															
INTERIOR INFORMATION				Phys Cond: AV - Average	24. %			Additions:															
Avg Ht/FL: STD				Functional:				Kitchen:															
Prim Int Wal: 1 - Drywall				Economic: L - Location	40. %			Baths:															
Sec Int Wall:		%		Special:				Plumbing:															
Partition: T - Typical				Override:				Electric:															
Prim Floors: 4 - Carpet				CALC SUMMARY				Heating:															
Sec Floors:		%		Basic \$ / SQ: 250.00				General:															
Bsmnt Flr: 12 - Concrete				Size Adj.: 1.03618324				COMPARABLE SALES				SUB AREA											
Subfloor:				Const Adj.: 1.11372840				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
Bsmnt Gar:				Adj \$ / SQ: 288.507									FFL	First Floor	4,234	288.510	1,221,537	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3 - Typical				Other Features: 5464																			
Insulation: 2 - Typical				Grade Factor: 1.10																			
Int vs Ext: S				NBHD Inf: 1.37000000																			
Heat Fuel: 2 - Gas				NBHD Mod:																			
Heat Type: 1 - Forced H/Air				LUC Factor: 1.00																			
# Heat Sys: 1				Adj Total: 1849091																			
% Heated: 100		% AC: 100		Depreciation: 1014781					Juris. Factor: 1.00		Before Depr: 434.78												
Solar HW: NO	Central Vac: NO			Deprecated Total: 834310					Special Features: 0		Val/Su Net: 197.05												
% Com Wal	% Sprinkled								Final Total: 834300		Val/Su SzAd: 197.05												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0007.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:				Total:						AssessPro Patriot Properties, Inc				